

FIRST FLOOR CHILTERN HOUSE, TRURO

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P L A Y E R R E A D Y

FIRST FLOOR CHILTERN HOUSE

CITY ROAD

TRURO, CORNWALL

TR1 2JL

- Centrally positioned offices in cathedral city of Truro
- First floor, large open plan and individual rooms
- Total net area circa 185.25 sq m (1994 sq ft)
- 4 allocated parking spaces included
- New lease available

RENT £22,500 PER ANNUM



LOCATION

Chiltern House is located in the heart of the City of Truro, the main administrative and social retail leisure centre of the County. Truro is Cornwall's principal commercial and retailing location, the preferred location for the majority of business and retail operators. The town has a population in the region of 20,000 persons which but with a catchment of circa 400,000 attracting visitors from across the county.

The property is situated in a central position within the city centre found on the corner of Calenick Street and City Road in close proximity to Anytime Fitness, British Heart Foundation, BT, Uneeka, Concorde Recruitment, ShelterBox and Cotton Mills.

DESCRIPTION

The premises comprise a suite of modern first floor offices, arranged in a mix of three large rooms to the front benefiting from movable internal partitions to create a room of up to 18m in length plus smaller managerial/meetings rooms. WC's are found to the rear. The offices are carpeted and well decorated with perimeter trunking and partial air conditioning.

The offices are accessed via a shared lobby front elevation.

4 allocated spaces are provided within a private car park to the rear of the property offers.

ACCOMMODATION (Areas are approximate)

First Floor

Reception	:	5.00m x 3.65m
Office 1	:	8.89m x 6.45m
Office 2	:	4.35m x 6.50m
Office 3	:	6.25m x 4.33m
Office 4	:	5.20m x 4.31m
Office 5	:	3.34m x 4.56m

WC's

*Offices 1,2 and 3 are interlinked with movable partitions

Net Internal Area 185.25 sq m (1,994 sq ft)

RENT

£22,500 per annum + VAT.

LEASE TERMS

The property is offered by way of a new 5 year lease, subject to service charge.

BUSINESS RATES

Current rateable value (2023 list) £19,250

The tenants is responsible for the business rates. Prospective tenants should make their own enquiries with Cornwall Council to confirm rates payable and any small business rate relief or discounts available.

EPC

On the Rocks has an EPC Rating of C

Certificate number : 8980-1167-2540-8523-8139

Expiry Date : 18 June 2034

VAT

We understand the property is elected for VAT.

VIEWING/FURTHER INFORMATION

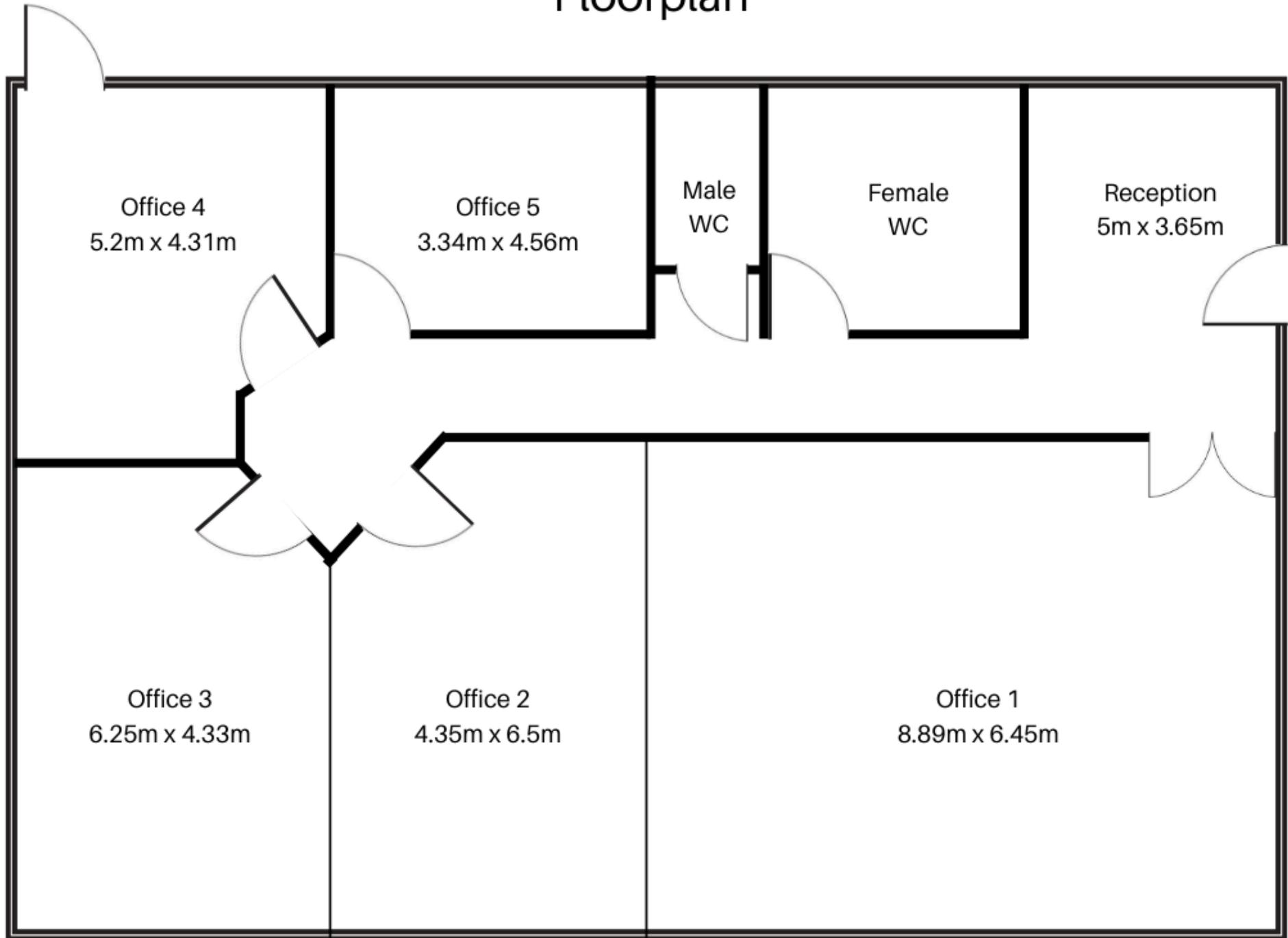
Viewing strictly by appointment with SBC Property the sole letting agents.

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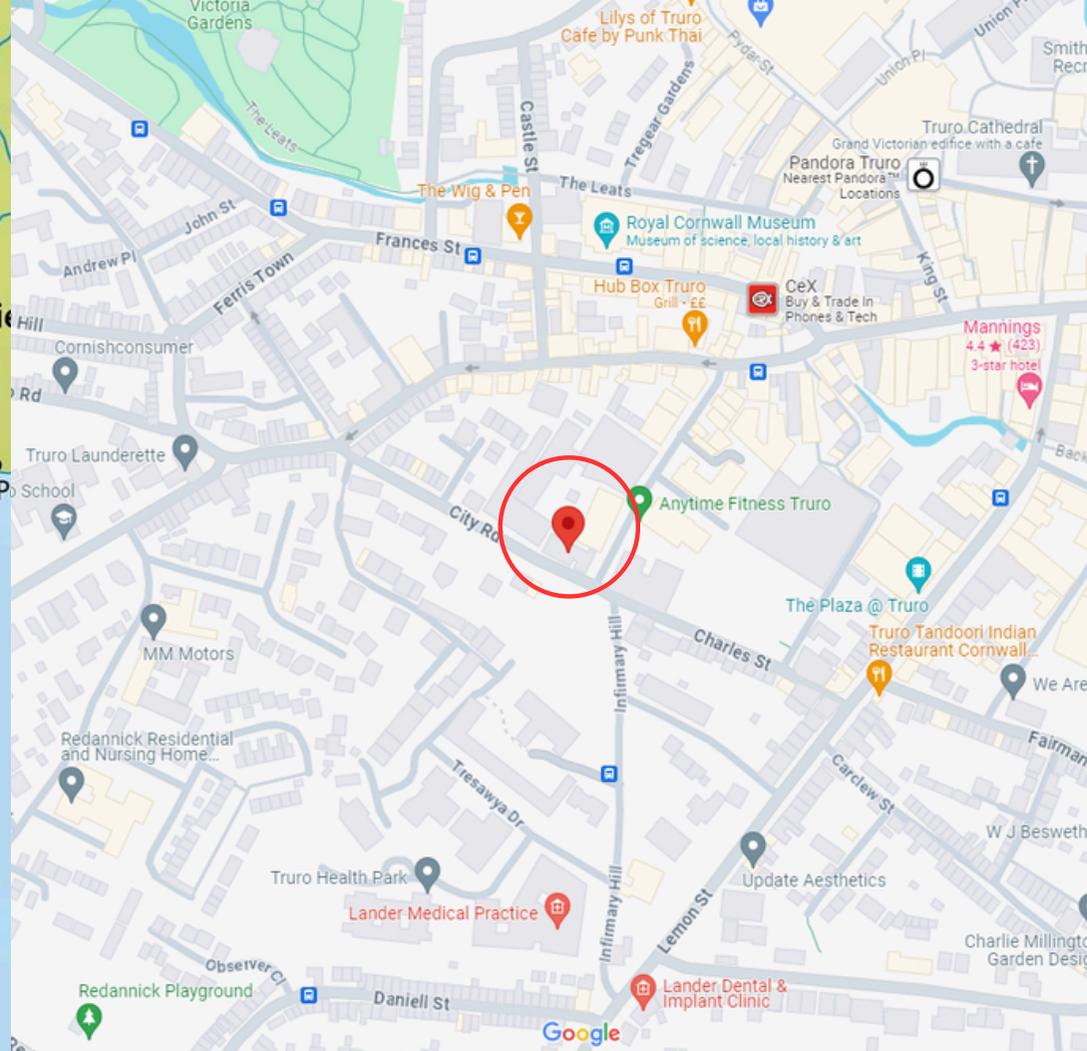


Floorplan



(Areas are approximate)





CHARTERED SURVEYORS

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